

**6A Janice Ave, Cheltenham, VIC, 3192**



**Sold Unit**

Thursday, 22 August 2024

6A Janice Ave, Cheltenham, VIC, 3192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Private Garden Oasis

Encased in banks of full-height glass around the sunny north and east sides, natural light and stunning vistas of lush greenery steal the show in almost every room - and yet, somehow, the extensively paved, "entertainer's courtyard" exterior is supremely low-maintenance and manageable - made for absolute enjoyment, with an atmosphere you'll want to bottle!

Designed and built to capture the northern sunlight, and affectionately developed and nurtured over time, this charming, character-filled home - on 324sqm (approx) at the rear of only one other - is a creative celebration of relaxed indoor and outdoor living that effortlessly melds the two together.

Beyond the front door, the rich character of this home permeates through - beautiful solid timber flooring only enriches the natural elements, along with ducted heating, split system air-conditioning and ceiling fans throughout. LED downlights, a stylishly appointed kitchen, a single remote garage plus plenty of additional parking.

Three generous bedrooms with robes and two pristine bathrooms - the master with a walk-in robe and an ensuite, and the family bathroom with a bath, shower and separate toilet, plus a laundry.

A modern entertainer's kitchen at the helm, with thick stone benchtops including an island bench/breakfast bar, 900mm gas cooktop, rangehood, a wall oven and a dishwasher.

Extra spacious L-shaped living and dining spaces, plus a dedicated built-in study nook - the perfect way to entertain while enjoying the outdoor view, or ideally, getting out there amongst it!

A very private and protected lush garden courtyard enjoying the northerly sunshine, along with a covered Merbau deck and a built-in BBQ with mains gas connection. Incredible manicured gardens and extensive courtyard with plenty of space to entertain into the night.

Then there's the brilliant heart-of-Cheltenham location, a block from Farm Road Reserve, Kingston Heath Primary School, a few hundred metres from Kingston Heath Reserve & Golf Course, Centre Dandenong Rd shops, close to DFO, the bustling Charman Rd strip, Cheltenham station and on to Westfield Southland.

### PLEASE NOTE:

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections